

MEETING MINUTES
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**MEETING LOCATION—EARLY CHILDHOOD LEARNING
CENTER
77 RAMSDELL LANE**
Barrington, NH

(Approved May 16, 2018)

March 21, 2018

7:00PM

Members Present

Karyn Forbes, Chair

Meri Schmalz

Dawn Hatch

Members Absent

Cheryl Huckins

Raymond Desmarais

Alternate Members Present

George Schmalz

George Bailey

ACTION ITEMS

1. [124-43-GR/SPDO-18-ZBA Variance \(Owners: Stephen S. & Barbara P. Kresge\)](#) Request by applicant for a variance from Article 4, Section 4.1.1, Table 2 for relief from front setback where 40' is required to 23.9+/- from the edge of the new retaining wall. Also from Article 11.2(1) for relief from Shoreline setback where 75' is required to 57'+/-from the shoreline from Mendums Pond located on a 1.08 acre site at 352 Hemlock Lane (Map 124, Lot 43) in the General Residential (GR) and Shoreland Protection District Overlay (SPDO) Zoning Districts. BY: Raymond Bisson, Stonewall Surveying, PO Box 458; Barrington, NH 03825.

Ray Bisson explained the history of the property. The original house met all setbacks except the Town's shoreland setback when the lot was adjusted in 2013. The current stairs were steep and slippery in bad weather. A retaining wall would be relocated to allow access to the back. Grading on site would direct storm water into a raingarden.

K. Forbes expressed she would require the same roofline that was sent to conservation commission.

Ray Bisson expressed the Conservation Commission was agreeable to the changes that were made.

A Mr. Gsottschneider sent a letter of support for the application. His property was located at 352 Hemlock.

G. Bailey asked if the project would slow the runoff that had occurred in the past.

Ray Bisson expressed they would use the same material in the retaining wall as the current wall, which was natural stone. He did not believe the project would change the flow of the water.

D. Hatch expressed she was impressed with the distances the applicant was maintaining.
K. Forbes asked if there was anyone to speak in favor.

Colleen Latham expressed proper construction would work when it came to the site. She mentioned Mr. Monroe as a contractor who had done a great job on the road, which limited erosion. She was supportive of the project.

Mr. Moebius expressed he and his wife who were direct abutters and fully supported the project. They expressed desire to see the pitch as low as possible.

K. Forbes expressed the plan was the original pitch.

Barbara Kresge thanked the Board for hearing the application and said the project would allow them to age in place. They hoped to make the house more accessible for family. Safety, accessibility, and a little extra room was what they were hoping to achieve.

Hope Kenefick expressed the existing stairs were incredibly dangerous.

K. Forbes asked if there was anyone to speak in opposition.
No one spoke in opposition.

K. Forbes closed the public comment portion of the meeting.

G. Bailey expressed his questions had been answered and he had no concerns.

D. Hatch expressed it was an improvement.

G. Schmalz expressed he had slipped on the existing steps before and understood the safety issues.

F. Forbes expressed they had pushed the addition back as far as possible. The retaining wall would be farther from the side setback.

A motion was made by G. Bailey and seconded by Meri Schmalz to approve the request for variance for case #124-43-GR-SPDO-18-ZBA Variance with the condition the rain garden is installed as recommended by the Conservation Commission, unless changed by NHDES and that the roof line is constructed as shown on the architectural plan set stamped February 15, 2018. The motion carried unanimously

MINUTES REVIEW AND APPROVAL

1. Approval of February 21, 2018.

G. Bailey asked that approval of the minutes be put off until the next meeting so that those members present at the February 21, 2018 meeting would be present to vote.

ADJOURNMENT

A motion was made by G. Bailey and seconded by M. Schmalz to adjourn at 7:30 p.m. The motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator